

**AGENDA
PLANNING AND ZONING COMMISSION
Monday, May 20, 2019
5:00 PM**

ROLL CALL

SPECIAL RECOGNITIONS

APPROVAL OF MINUTES

1. April 15, 2019
[April 15, 2019](#)

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

18

CONSENT - ITEMS FOR DEFERRAL

23

CONSENT - ITEMS FOR APPROVAL

13, 14, 15, 16, 17, 22, 24, 25, 26, 27

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-4-19 23360 Liberty Road**
To amend the Comprehensive Land Use Plan from Agricultural/Rural to Neighborhood Center on the east side of Liberty Road, to the south of Pride Baywood Road, a portion of that tract designated as Tract B, called the A.K. Browning Tract. Section 46, T4S, R2E, GLD, EBRP, LA (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Recommend approval, based upon review of the area in a greater level of detail and compatibility with adjacent uses
Related to Case 30-19

[Application](#) [Staff Report](#)

3. **Case 30-19 23360 Liberty Road**

To rezone from Rural to Light Commercial (LC1) on property located on the east side of Liberty Road, to the south of Pride Baywood Road, on a portion of Tract B called the A. K. Browning Property. Section 46, T4S, R2E, GLD, EBRP, LA (Council District 1 - Welch)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding uses, and conforming to Unified Development Code requirements

Related to PA-4-19

[Application](#) [Staff Report](#)

4. **PA-5-19 14001 Nicholson Drive**

To amend the Comprehensive Land Use Plan from Park to Residential Neighborhood on property located on the east side of Nicholson Drive, to the west of Memorial Tower Drive, on Tract 1-B of the Woodstock Plantation Subdivision. Section 46, T8S, R1E, GLD, EBRP, LA (Council District 3 - Loupe)

PLANNING STAFF FINDINGS: Recommend approval, based upon a change of conditions

[Application](#) [Staff Report](#)

5. **PA-6-19 1200-1300 UND Brightside and 5200 – 5300 UND Oleson Street**

To amend the Comprehensive Land Use Plan from Urban Neighborhood to Neighborhood Center on property located on the north side of Brightside Drive, to the east of Ward Street, on Lot 23-A and REM. of 22 of Arlington Plantation. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than was done at the time of plan approval

Related to Case 36-19

[Application](#) [Staff Report](#)

6. **Case 36-19 1200-1300 UND Brightside and 5200 – 5300 UND Oleson Street**

To rezone from Single Family Residential (A1) and Limited Residential (A3.1) to Light Commercial (LC2) on property located on the northwest quadrant of the intersection of Brightside Drive and Oleson Street, to the west of Nicholson Drive, on Lot 23-A and REM. of 22 of Arlington Plantation. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)

Related to PA-6-19

[Application](#) [Staff Report](#)

7. **PA-7-19 Wiltz Ridge (11881 Perkins Road)**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Neighborhood Center on property located on the north side of Perkins Road, west of the intersection of Perkins Road and Oakbrook Drive, on Tract X-1 of the Eugenia H. Chidester Tract. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Recommend approval, based upon an examination of the area in a greater level of detail than was done at the time of plan approval

Related to SPUD-1-19

[Application](#) [Staff Report](#)

8. **SPUD-1-19 Wiltz Ridge**

Proposed mixed use development that includes low density single family residential subdivision, commercial retail, office and warehouse on property located north side of Perkins Road, west of the intersection of Perkins Road and Oakbrook Drive, on Tract X-1 of the Eugenia H. Chidester Tract. Section 55, T8S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Comprehensive Plan, if the companion Comprehensive Plan amendment is approved, being compatible with surrounding neighborhood, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

Related to PA-7-19

[Application](#) [Staff Report](#) [Plans](#)

9. **PA-8-19 10122, 10142 Vignes Road**

To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located to the north side of Hoo Shoo Too Road, on the west side of Vignes Road, on a portion of Tract 6-B-1-A-2, and Tracts 6-B-2-A and 6-C of the Joseph Heard Tract. Section 40, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Recommend approval, based upon a change in condition

Related to Clarks Ferry

[Application](#) [Staff Report](#)

10. **S-11-18 Clarks Ferry, 2nd Filing**

A proposed residential subdivision located to the north side of Hoo Shoo Too Road, on the west side of Vignes Road, on a portion of Tract 6-B-1-A-2, and Tracts 6-B-2-A and 6-C of the Joseph Heard Tract. (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration, if the companion Comprehensive Plan Amendment is approved

Related to PA-8-19 but only requires Planning Commission action

[Application](#) [Staff Report](#)

11. **TA-11-19 Chapter 10, Overlays**

To repeal Chapter 10, Supplementary Uses, and replace it with a new Chapter 10, Overlays, that reorganizes the chapter to list overlay districts alphabetically, updates all references, and creates a new Section 10.3.5, Drusilla Jefferson Overlay, in the commercial area north of I-12 of the former Jefferson Highway Overlay.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code

Historic Preservation Commission action: Approval of the provisions of Section 10.4, Local Historic Districts, by a vote of 6-0 on April 10, 2019.

[Staff Report](#)

12. **TA-14-19 Chapter 7, Nonconformities**

To revise Chapter 7 to simplify and standardize language.

PLANNING STAFF FINDINGS: Approval is recommended, based on consistency with the comprehensive plan and the need to simplify the Unified Development Code

[Staff Report](#)

13. **CONSENT FOR APPROVAL Case 20-19 Water Campus**
 To rezone from Planned Unit Development (PUD) to Business (C5) on property located to the south of Interstate 10 and west of River Road, which encompasses properties in between Nicholson Drive and River Road, on the Old City Docks of Baton Rouge Tract, Old City Docks and an Undesignated Tract, Square 156; Lot 1-B-1, Square 284 of Suburb Magnolia Subdivision; Remainder Tract A, Square 286 of American Bituminous and Asphalt; Lots 4, 6 and 7, Square 287, Suburb Gayley; Tracts C-3-A, Remainder Tract C-1-A, Remainder C-2-D-1, Block 4, 5, 6, 8, and MS, Square 286 of the Brickyard Property. Sections 49 and 50, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements.
Related to Case 21-19
[Application](#) [Staff Report](#)
14. **CONSENT FOR APPROVAL Case 21-19 Water Campus 2**
 To rezone, to remove from Urban Design Overlay District Four- Nicholson Drive (UDOD4) on property located to the south of Interstate 10 and west of River Road, which encompasses properties in between Nicholson Drive and River Road, on Lot 1-B-1, Square 284 of Suburb Magnolia Subdivision; Remainder Tract A, Square 286 of American Bituminous and Asphalt; Tracts C-3-A, Remainder Tract C-1-A, Remainder C-2-D-1, Block 4, 5, 6, 8, and MS, Square 286 of the Brickyard Property. Sections 49 and 50, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies the proposed request is consistent with the Comprehensive Plan and the expansion of Downtown Character Area
Related to Case 20-19
[Application](#) [Staff Report](#)
15. **CONSENT FOR APPROVAL Case 27-19 226 and 248 Staring Lane**
 To rezone from Single Family Residential (A1) to Zero Lot Line Residential (A2.6) on property located on the east side of Staring Lane, to the south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Tract. Section 67, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
16. **CONSENT FOR APPROVAL Case 28-19 13213 Perkins Road**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the north side of Perkins Road, to the east of Siegen Lane, on a portion of Lot B-1-2 of Meadow Park Subdivision. Section 54, T8S, R1E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
17. **CONSENT FOR APPROVAL Case 29-19 17170 Perkins Road**
 To rezone from Rural to General Office Low Rise (GOL) on property located on the south side of Perkins Road, to the north of Highland Road, on Lot 9-A of Highland Road Acres Subdivision. Section 56, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirement
[Application](#) [Staff Report](#)

18. **CONSENT FOR WITHDRAWAL Case 32-19 9679 Airline Highway**
 To remove from the Old Hammond Highway Urban Design Overlay District (UDOD9) on property located on the northeast quadrant of the intersection of Airline Highway and Old Hammond Highway, to the north of the Interstate Highway 12, on Lot Y of the Hillcrest Subdivision. Section 85, T7S, R1W, GLD, EBRP, LA (Council District 11 - Watson)
Withdrawn by the applicant on May 3, 2019
[Application](#)
19. **Case 33-19 11210 Cloverland Avenue**
 To rezone from Heavy Commercial (C2) to Light Industrial (M1) on property located on the south side of Cloverland Avenue, to the east of Crestmount Drive, on Lot 84 of Cloverland Subdivision. Section 58, T7S, R2E, GLD, EBRP, LA (Council District 11 - Watson)
PLANNING STAFF FINDINGS: Staff cannot certify the requested change of zoning, while it is consistent with the Comprehensive Plan, compatible with surrounding uses, it does not conform to Unified Development Code requirements due to insufficient lot frontage
[Application](#) [Staff Report](#)
20. **Case 34-19 5170 Government Street**
 To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on the property located the south side of Government Street, to the west of South Saint Tammany Street, on portions of Lots 30 and 31, Block 7 of Capital Heights Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
21. **Case 35-19 15062 Florida Boulevard**
 To rezone from Rural to Heavy Commercial (HC1) on property located on the south side of Florida Boulevard, to east of Fontainebleau Drive, on Lot Y-2, 2nd Filing, Part 3 of West River Oaks Subdivision. Section 4, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
22. **CONSENT FOR APPROVAL ISPUD-5-19 Highland Grove (7507 Highland Road)**
 Proposed eleven single family residential lots on property located north side of Highland Road, east of Kenilworth Parkway, on Lot A-1-A, of the C. J. Territo tract property. Section 64, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#) [Plans](#)
23. **CONSENT FOR DEFERRAL TND-1-07 Phases 1-10, Rouzan CP Revision 7**
 A revision to the land use from Neighborhood Edge to Mixed Residential and the increased of low density residential units and decrease medium density residential units on property located south of Perkins Road, east of Glasgow Avenue, on Tracts RZ-2, RZ-3-A, RZ-3-B, RZ-3-C, RZ-3-D, RZ-3-E, and RZ-4, Blocks B1, B2, C1, C2, G, and a 0.896 ac of an Undesignated Tract of the Richland Plantation; and Lots 1 through 26 of Rouzan Phase 3A, Lots 27 through 37, 38A, 38B, 39 through 47-A, 49-A, 50-A, 52-A, 53-A, 55-A, 56-A, 58-A, of Rouzan Phase 3C, Tracts G-1, G-2, G-3, G-4 and G-5 of Rouzan, Phase 3. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

Deferred to June 17, 2019 by the Planning Director

[Application](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

24. CONSENT FOR APPROVAL TND-1-07 Phase 1C, Rouzan FDP Revision 3

A revision to an existing TND to add a monument and entry sign, and update existing conditions plan on property located south of Perkins Road, east of Glasgow Avenue, on Lots RZ-4-A, RZ-4-B, RZ-4-C, RZ-3-A and a portion of Lot RZ-3-E of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Traditional Neighborhood Development for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

25. CONSENT FOR APPROVAL TND-1-07 Phase 1D, Rouzan FDP

Proposed low density single family residential subdivision, park, three new lots to be subdivided and the extension of Rouzan Square from Galerie Street to Glasgow Avenue, on property located south of Perkins Road, east of Glasgow Avenue, on a portion of the Rem. Of Lots RZ-3-B, RZ-3-C and RZ-E of the Ralph Ford Property. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Traditional Neighborhood Development for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

26. CONSENT FOR APPROVAL PUD-1-19 Hollywood Heights, FDP

Proposed 45 lots with two family residential, with common open space and a community clubhouse, on property located north side of Hollywood Street, east of Plank Road, on Lots A, B, and 3-A of M.C Hausey Property and Lots 10 through 18 of the Maurice Place Subdivision. Section 39 and 62, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Plans](#) [Plans](#)

27. CONSENT FOR APPROVAL CUP-5-19 Geo Prep Academy New High School Building (2311 N Sherwood Forest)

Expansion of an existing religious/educational institution on property located on the west side of North Sherwood Forest Drive, and south of South Choctaw Drive, on Lots 1 and 2-B of the Paul Pino Tract. Section 1, T7S, R1E, GLD, EBRP, LA (Council District 6 - Collins-Lewis)

PLANNING STAFF FINDINGS: Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements

[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN